

IN RE: PETITION FOR ZONING VARIANCE SMC Ivy Hill Road and Jerome Jay Drive 8th Election District 3rd Councilmanic District Chamarel Limited Partnership Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 89-296-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioner herein requests a variance to permit two identification signs of 15 square feet each in lieu of the permitted single 15 square foot sign as more particularly described in Petitioner's Exhibits 1, 2 and 5.

Bruce Finkelstein, an architect, and Chris Crampton of Meredith Real Estate appeared and testified on behalf of the Petitioner. There were no protestants.

Testimony and exhibits indicated that the subject property, known as "Ivy Hill", is a residential development separated into two non-contiguous subdivisions. The development's subdivisions are divided from each other by Ivy Hill and Shawan Farms Road. Testimony indicated that visitors to the development would have difficulty locating the sections unless they were marked by proper identification signs, such as those requested.

The requested sign is a 3 x 5 feet bronze plaque containing no advertising material. The sign is to be affixed to a landscape wall at the entrance to the southern section of the development, south of Ivy Hill Road. The landscape wall is approximately 6.5' x 4' in size and is of masonry construction.

Mr. Finkelstein testified that the landscape wall was necessary to provide structural support for the plaque which has no independent structural integrity. A similar sign has already been approved for location at the entrance to the northern section, north of Shawan Farms Road.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- (1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted use or render conformance unnecessarily burdensome;
- (2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- (3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony and exhibits that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. Furthermore, strict compliance with the regulation will be unnecessarily burdensome to the Petitioner.

Pursuant to the advertisement, posting of the property, the

public hearing on this Petition, and for the reasons given above, it is held that the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of FEBRUARY, 1989, that the Petition for Zoning Variance to permit two identification signs of 15 square feet each, in lieu of the permitted single 15 square foot sign in accordance with Petitioner's Exhibit 1, 2 and 5, is hereby GRANTED, subject to the following conditions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The signs may each be supported by a landscape wall, 6.5' x 4' in size and of masonry construction.

J. Robert Haines
J. Robert Haines
Zoning Commissioner for Baltimore County

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.1e(1) to permit two identification signs of 15 square feet each, rather than the permitted single 15 square foot sign.

This property is a residential development separated into two non-contiguous subdivisions, divided from each other by Ivy Hill Road. Owner would incur practical difficulty in identifying each subdivision if limited to a single 15 square foot identification sign.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)	Legal Owner(s): CHAMARAL LIMITED PARTNERSHIP GEHART DEVELOPMENT CORP. GENERAL (Type or Print Name) PARTNER
Signature	Signature By: Alan J. Gehart, President (Type or Print Name)
Address	Address
City and State	City and State
Attorney for Petitioner: Keith R. Truffer (Type or Print Name)	609 Cranbrook Road 666-3400 Address Phone No. Cockeysville, Maryland 21030 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Keith R. Truffer, Esq.
102 W. Pennsylvania Ave., #600 Address Towson, Maryland 21204 City and State	Name 102 W. Pennsylvania Ave. 823-1800 Address Phone No.
Attorney's Telephone No.: 823-1800	

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of NOV, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of JAN, 1989, at 2:00 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.
(over)

KIDDE CONSULTANTS, INC.

DESCRIPTION OF SIGN EASEMENT THROUGH LOT 7 SECTION 4, IVY HILL 8TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the east side of Ivy Hill Road as proposed to be widened to 60 feet, as shown on a plat entitled "Plat of Section 5 Ivy Hill", which plat is recorded among the Land Records of Baltimore County in Plat Book SM No. 57, Folio 4, at the point formed by the intersection of the South side of Jerome Jay Drive, 50 feet wide, as shown on said plat, with said east side of Ivy Hill Road, thence leaving said place of beginning and running and binding on said South side of Jerome Jay Drive, referring all courses of this description to the grid meridian of the Baltimore County Metropolitan District, the two following courses and distances, viz: (1) North 80 degrees 30 minutes 00 seconds East 14.14 feet, thence (2) South 54 degrees 30 minutes 00 seconds East 70.71 feet, thence said leaving Jerome Jay Drive and running through Lot 7 as shown on a plat entitled "Plat of Section 4 Ivy Hill", intended to be recorded among the Land Records of Baltimore County (3) South 80 degrees 30 minutes 00 seconds West 115.35 feet to intersect the aforesaid East side of Ivy Hill Road, thence binding thereon the two following courses and distances, (4) Northerly by a line curving to the left with a radius of 1630.00 feet for a distance

KIDDE CONSULTANTS, INC.

Ivy Hill, Section 1
Sign Easement
Job No. 01-85269/45378C
July 30, 1987
Page 2

of 52.75 feet (the arc of said curve being subtended by a chord of North 36 degrees 25 minutes 37 seconds East 52.75 feet), thence (5) North 35 degrees 30 minutes 00 seconds East 18.83 feet to place of beginning.

CONTAINING 0.0740 acres of land, more or less.

BEING a sign easement through Lot 7 as shown on a plat entitled "Plat of Section 4 Ivy Hill" which plat is intended to be recorded among the Land Records of Baltimore County, Maryland.

CAP/bg KCI Job Order No. 01-85269 July 30, 1987
Work Order No. 46385X

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
SW Corner Ivy Hill Rd. & Jerome Jay Dr., 8th Election Dist. 3rd Councilmanic Dist.
CHAMARAL LTD. PARTNERSHIP, Case No. 89-296-A
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 27th day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to Keith R. Truffer, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Chamaral Limited Partnership
Gehart Development Corporation
609 Cranbrook Road
Cockeysville, Maryland 21030

ATTN: ALAN J. GEHART, PRESIDENT

Re: Petition for Zoning Variance
CASE NUMBER: 89-296-A
SUC Ivy Hill Road and Jerome Jay Drive
8th Election District - 3rd Councilmanic
Petitioner(s): Chamaral Limited Partnership
HEARING SCHEDULED: FRIDAY, JANUARY 27, 1989 at 2:00 P.M.

Gentlemen:

Please be advised that 165.55 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 106, Towson, Maryland 21204, 15 minutes before

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. <u>00777</u>	post set(s), there each set not
DATE	ACCOUNT	
RECEIVED FROM	AMOUNT \$	
FOR		
U.S. TREASURY	VALIDATION OR SIGNATURE OF CASHIER	

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: January 2, 1989

Posted for: Variance

Property: Chamarel Limited Partnership

Location: SW Corner of Dry Hill Road and Jerome Jay Drive

Number of Signs: 2 Date of return: January 6, 1989

Signature: [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-296-A
SVC Ivy Hill Road and Jerome Jay Drive
8th Election District - 3rd Councilmanic
Petitioner(s): Chamarel Limited Partnership
HEARING SCHEDULED: FRIDAY, JANUARY 27, 1989 at 2:00 p.m.

Variance to permit two identification single 15 square foot signs.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Chamarel Limited Partnership
Keith R. Truffer, Esq.
File

BAILEY, COX & MAGNANI
Consulting Engineers

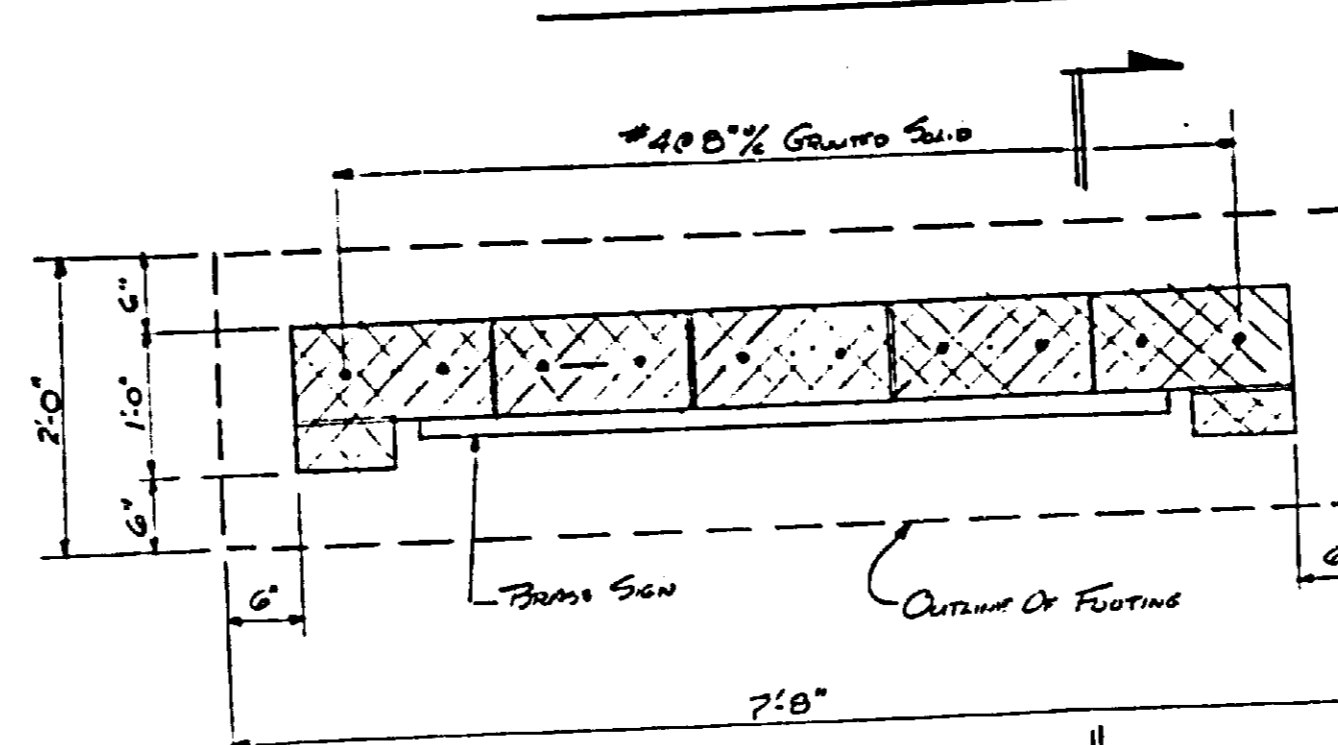
PROJECT: Ivy Hill Entrance

JOB No. 89-187

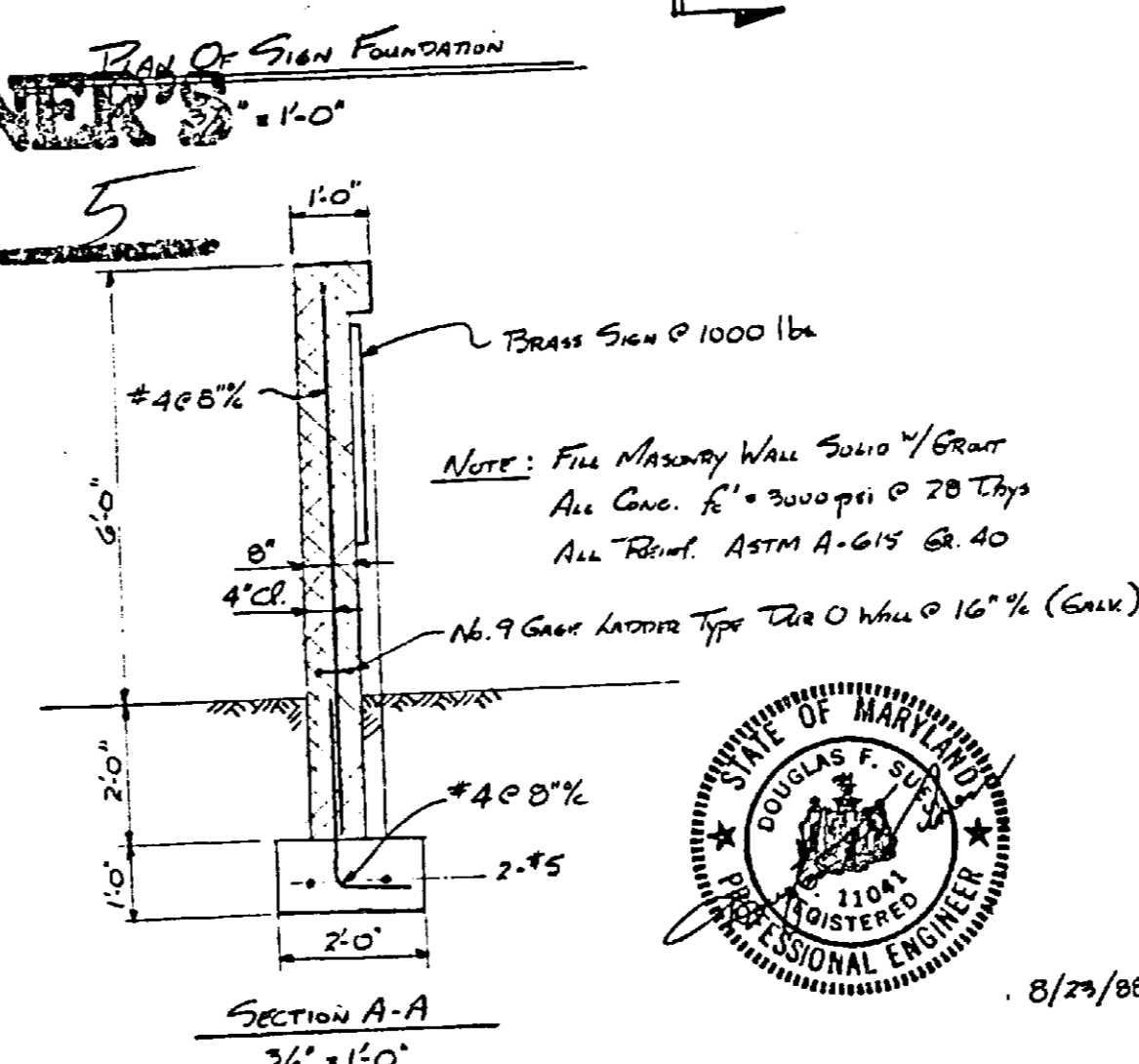
SHEET 2 OF 2

DATE: 1/27/89

COMPILED BY: [Signature]



PETITIONER'S EXHIBIT 5



CERTIFICATE OF PUBLICATION

TOWSON, MD., January 16, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 12, 1989.

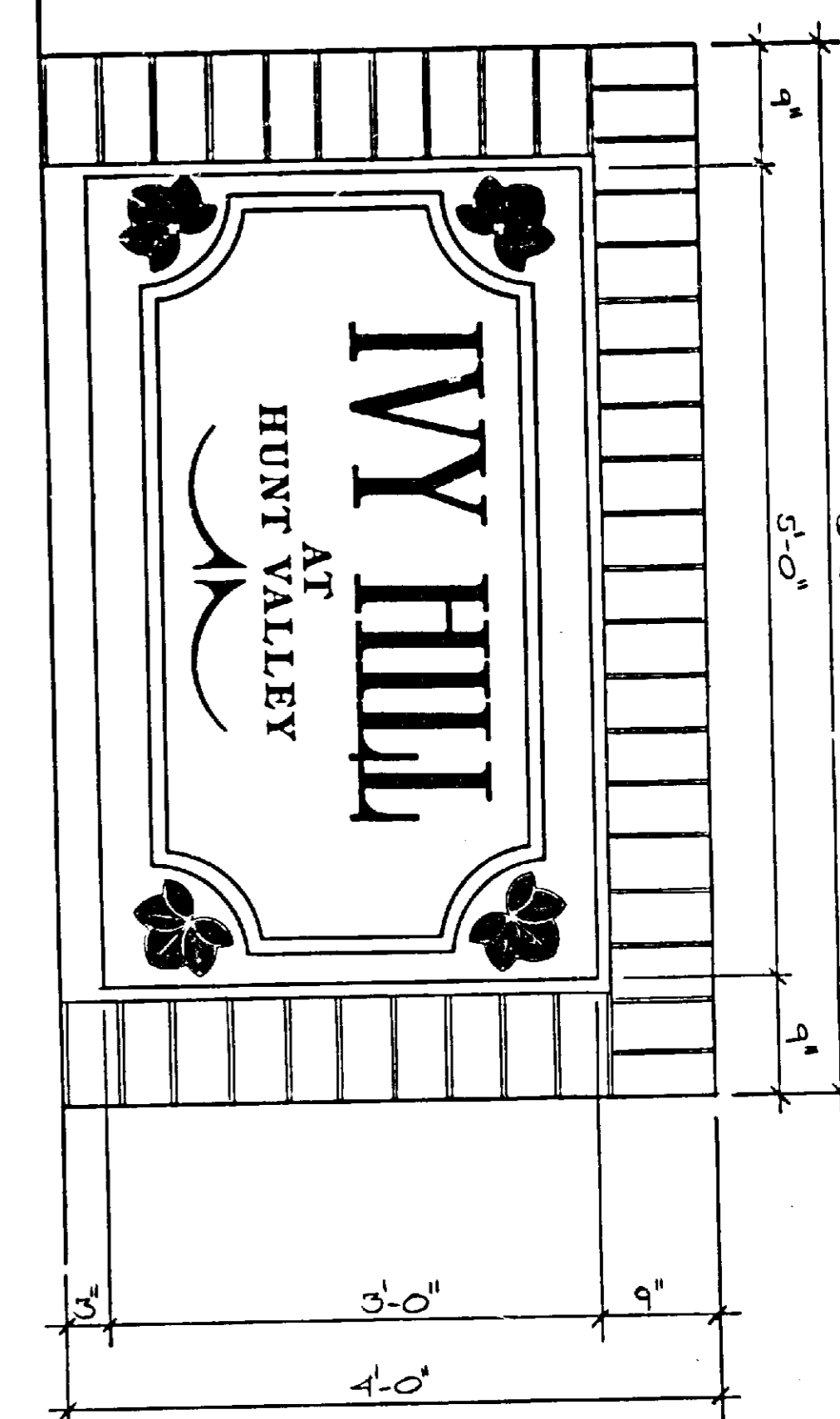
THE JEFFERSONIAN
TOWSON TIMES,

S. Zake Orlean
Publisher

PO 08951
reg 1125166
case 89-296-A
price \$ 90.53

FRONT ELEVATION

PETITIONER'S EXHIBIT 2



HBK + Architects/Design Architects
16 South Frederick Street
Baltimore, Maryland 21202

(301) 685-5233

10/5/88 2:17

MONUMENTAL ENTRANCE FOR IVY HILL

BALTIMORE COUNTY, MARYLAND

89-296-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

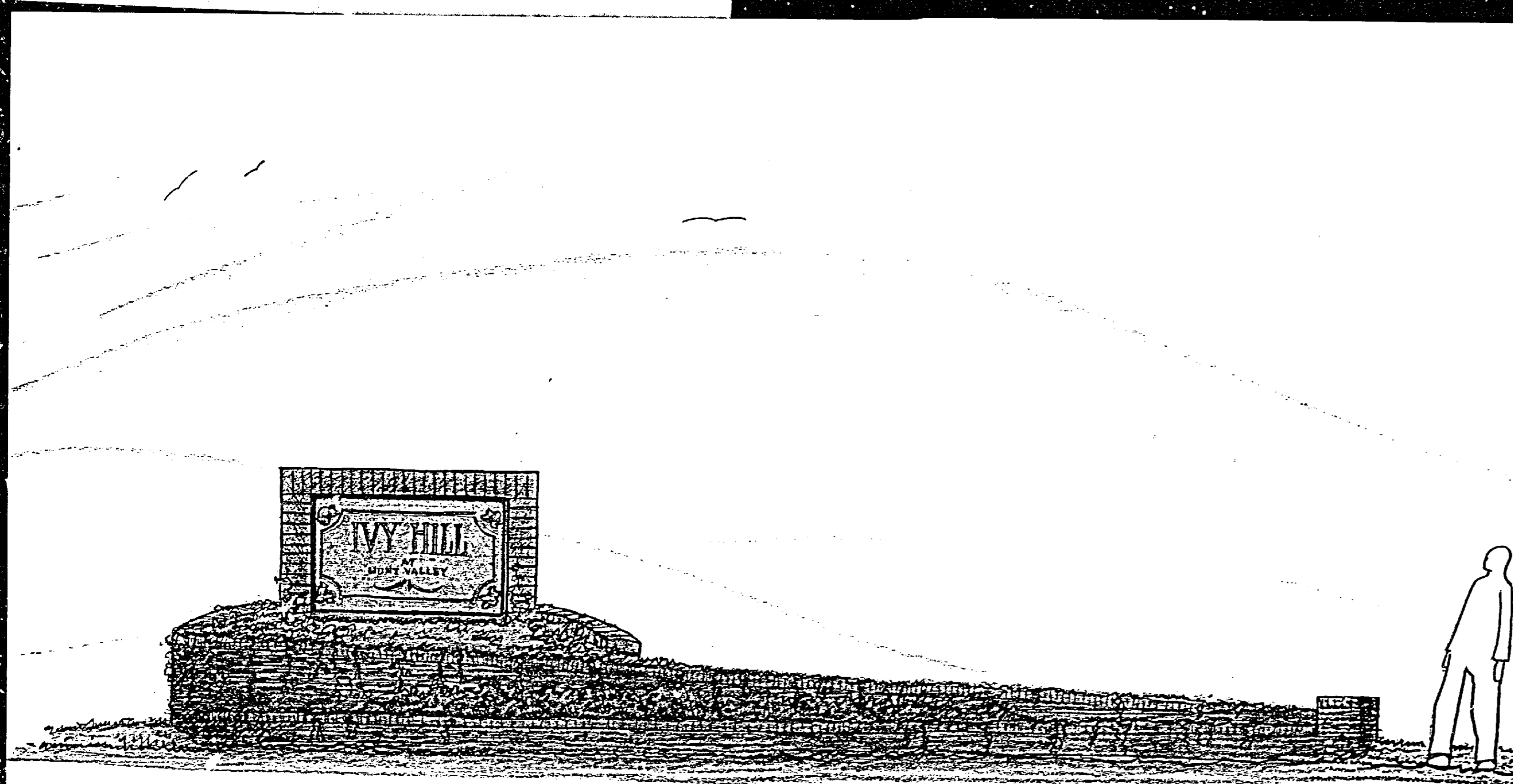
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
10th day of November, 1988.

Chamarel Ltd. Partnership
Petitioner's Attorney
Keith R. Truffer

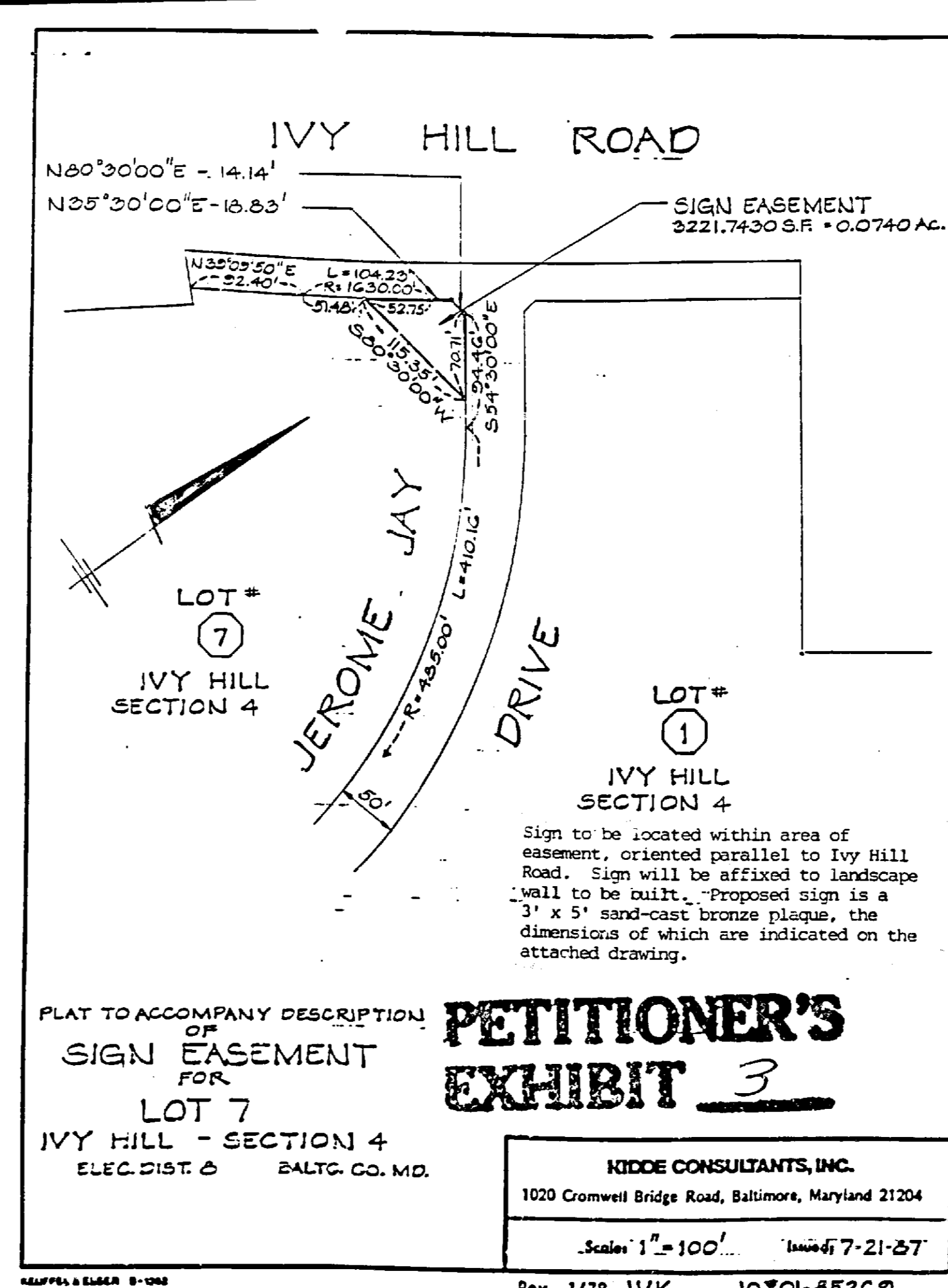
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received by: Jana P. Day
Chairman, Zoning Plans
Advisory Committee



ENTRANCE TO IVY HILL

PETITIONER'S EXHIBIT 4



FLAT TO ACCOMPANY DESCRIPTION
OF
SIGN EASEMENT
FOR
LOT 7
IVY HILL - SECTION 4
ELEC. DIST. 8 BALTC. CO. MD.

PETITIONER'S EXHIBIT 3

HIDDE CONSULTANTS, INC.
1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1" = 100' Drawing: 7-21-87
Rev. 1/78 J.V.K. JO-01-85269

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204



Property Owner: Chamarel Ltd. Partnership
Gebhart Development Corp., General Partner
Location: SW corner of I. Hill Rd., and Jerome Jay Drive
Item No. 182 Zoning Agenda: Meeting of 11/9/88

Dennis F. Rasmussen
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John E. O'Dell* APPROVED: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 19, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Keith R. Truffer, Esquire
102 West Pennsylvania Avenue, #600
Towson, Maryland 21204

RE: Item No. 182, Case No. 89-296-A
Petitioner: Chamarel Limited Partnership
Gebhart Development Corp.
Petition for Zoning Variance

Dear Mr. Truffer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

November 25, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204



Dennis F. Rasmussen
County Executive

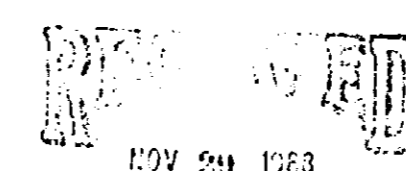
ZAC - Meeting of November 9, 1988
Item Nos. 172, 175, 176, 177, 178, 179, 180, 181, and 182.

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 172, 175, 176, 177, 178, 179, 180, 181, and 182.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lw



ZONING OFFICE

ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(301) 823-1900
TELECOPIER FAX (301) 823-7612

CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. McLEAN

January 20, 1989

Ann M. Nastarowicz, Esq.
Deputy Zoning Commissioner
Baltimore County Office Building
Mail Stop 1108
Towson, Maryland 21204

Re: Petition for Zoning Variance
Case No. 89-296-A

Dear Ms. Nastarowicz:

I represent Chamarel Limited Partnership, which is the property owner in a Petition for Variance scheduled for January 27, 1989, at 2 p.m. I understand that we are the second case on that afternoon's docket. The Variance Petition is a fairly simple one and should not take longer than one-half hour to 45 minutes to resolve. One of my witnesses will be Mr. Alan Gebhart, the principal of the developer of the property. Mr. Gebhart advises me that he has an early afternoon obligation, which he would like very much to meet.

I request, as a courtesy to Mr. Gebhart, that this Petition for Variance be moved one spot on the docket and be taken first, at 2 p.m. on January 27, 1989. This will permit Mr. Gebhart to attend both the hearing on the Petition for Variance and his obligation later that afternoon.

On behalf of Mr. Gebhart, I thank you for your consideration in this matter.

Sincerely,

Keith R. Truffer

KRT/cjc
2428y

cc: Mr. Alan J. Gebhart

ROYSTON, MUELLER, McLEAN & REID

ATTORNEYS AT LAW
SUITE 600
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(301) 823-1900
TELECOPIER FAX (301) 823-7612

CARROLL W. ROYSTON
H. ANTHONY MUELLER
JOHN L. McLEAN

February 21, 1989

J. Robert Haines, Esq.
Zoning Commissioner of Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Zoning Variance
Case No. 89-296-A
SWC Ivy Hill Road and Jerome Jay Drive
8th Election District - 3rd Councilmanic
Petitioner(s): Chamarel Limited Partnership

Dear Commissioner Haines:

I enclose a copy of Petitioner's Exhibit No. 4, which is the elevation drawing of the proposed sign in this matter. This drawing differs from that exhibited at the hearing in that it is not in color. Nevertheless, the enclosed drawing is submitted as Exhibit No. 4.

I thank you for your cooperation.

Sincerely,

Keith R. Truffer
Keith R. Truffer

KRT/cjc
2514y
Enclosure

cc: Mr. Alan J. Gebhart
Mr. Chris Crampton
Mr. H. Bruce Finkelstein

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 27, 1989

Keith R. Truffer, Esquire
102 W. Pennsylvania Avenue, Suite 600
Towson, Maryland 21204



Dennis F. Rasmussen
County Executive

RE: PETITION FOR ZONING VARIANCE
SW/Corner Ivy Hill Road and Jerome Jay Drive
8th Election District - 3rd Councilmanic District
Chamarel Limited Partnership - Petitioners
Case No. 89-296-A

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3351.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:hjs

cc: People's Counsel

File

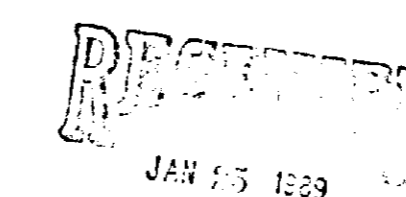
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner Date: January 23, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 89-292-A (Tripec Assoc.); 89-293-A (Brune);
89-294 (Manor Health); 89-296-A (Chamarel); 89-297-A (Alderman);
89-298-A (Gatonsville Baptist); 89-300-A (Hall); 89-301-A (Boegner)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf



ZONING OFFICE

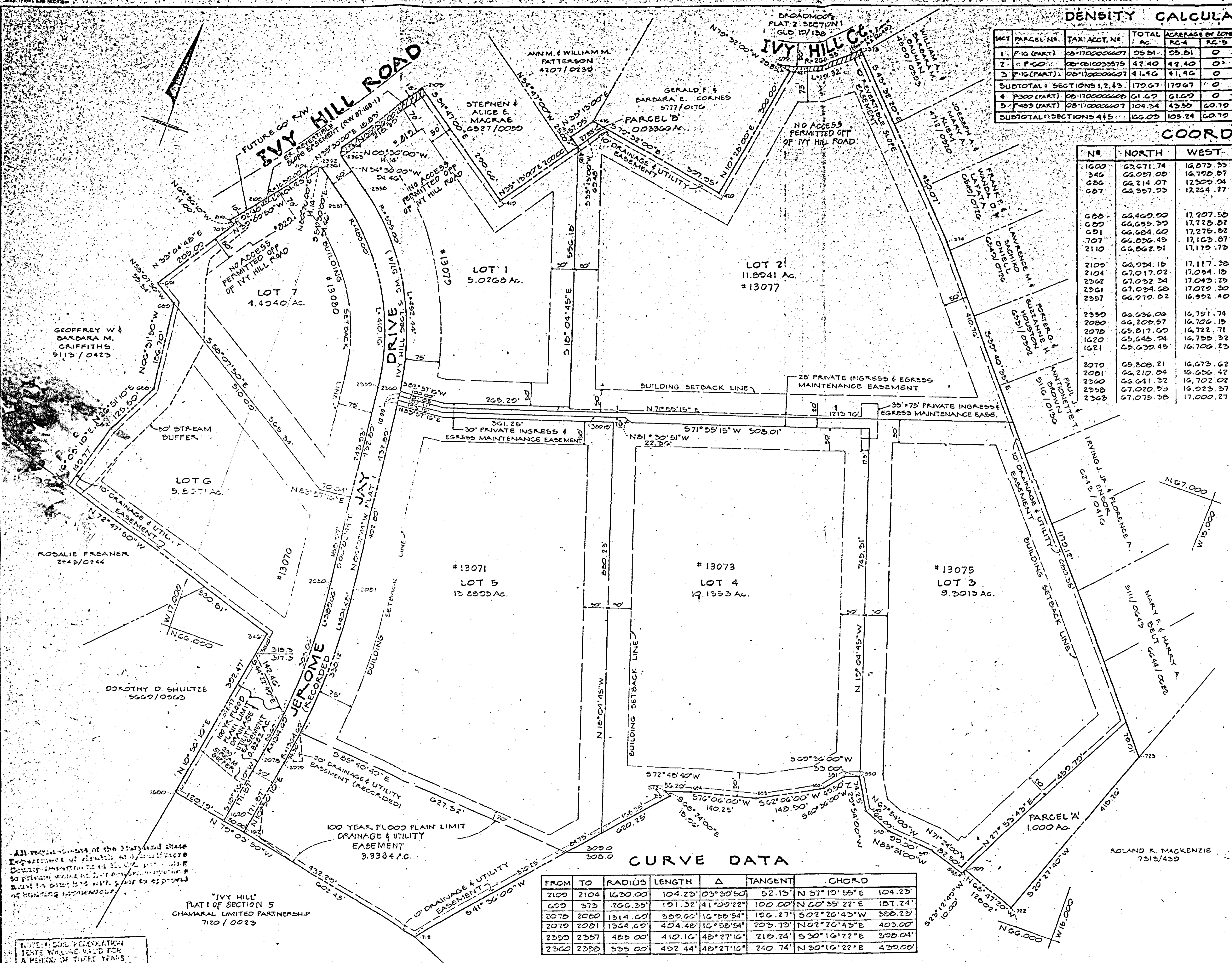
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

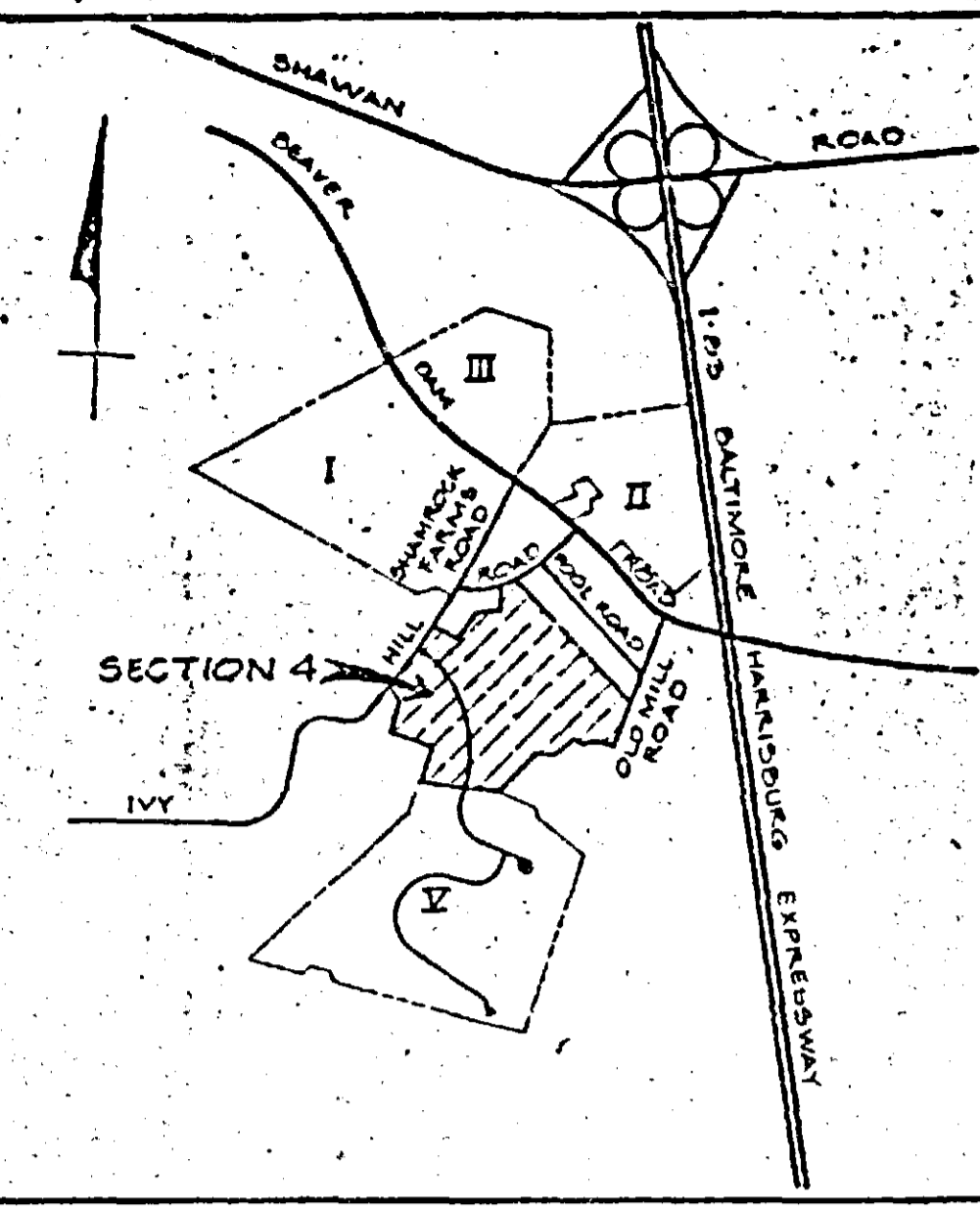
ADDRESS

BRUCE FINKELSTEIN 16 S. FREDERICK ST. 21202
CHRIS CRAMPTON 1302 BELLA AVE. 21093



DENSITY CALCULATIONS									
NO.	PARCEL NO.	TAX ACCT. NO.	TOTAL AC.	ACRAGE BY ZONE	PERM. DENSITY	PROP. DENSITY	AC-4	AC-5	AC-6
1	P-10 (PART)	08-1100000007	55.51	55.51	0	0	0	0	0
2	S P-10	08-0800000007	42.40	42.40	0	0	0	0	0
3	P-10 (PART)	08-1100000007	41.46	41.46	0	0	0	0	0
SUBTOTAL SECTIONS 1, 2, & 3			139.37	139.37	0	0	0	0	0
4	P-100 (PART)	08-1100000007	61.67	61.67	0	0	0	0	0
5	P-100 (PART)	08-1100000007	104.34	104.34	0	0	0	0	0
SUBTOTAL SECTIONS 4 & 5			166.01	166.01	0	0	0	0	0

COORDINATES									
	N#	NORTH	WEST	N#	NORTH	WEST	N#	NORTH	WEST
173.4 									



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. AREA OF TRACT: 61.60 AC. (NET 4 ACROSS)
2. EXISTING ZONING: RC-4
3. PRESENT USE: VACANT, PARTLY WOODED
4. PROPOSED USE: SINGLE FAMILY UNITS
5. NO OF UNITS ALLOWED: 12 (2.1 x 61.60)
6. NO OF UNITS PROPOSED: 12
7. MINIMUM AREA OF LOTS: 3.0 AC.
8. ALL DWELLING UNITS ARE FOR SALE.
9. NO OF PARKING SPACES REQUIRED & PROPOSED: 14
10. NO OPEN SPACE REQUIRED.
11. ALL DRIVEWAYS & PARKING AREAS TO BE PAVED WITH A CURABLE CEMENT SURFACE.
12. WATERED NO II
13. PUBLIC SEWER & WATER, NOT AVAILABLE.
14. DRAINAGE AREA: DRAINAGE DRAINAGE
15. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
16. FUTURE DRIVES WILL BE MAINTAINED BY THE OWNER'S OF PROPERTIES SERVED
17. TOTAL AREA OF ROAD DEDICATION: 1.12 AC.
18. WATER APPROPRIATION PERMIT NO.
19. S.W.M. EXEMPTION IS APPROVED BY BALTIMORE CO.
20. PROPOSED GRADING WILL BE LIMITED TO THE HOUSE & DRIVEWAY LOCATIONS AND SUCH AREAS IMMEDIATELY ADJACENT TO PROVIDE POSITIVE DRAINAGE.
21. ALL RIGHTS OF WAY, EASEMENTS & RESERVATIONS TO BE DEDICATED TO BALTIMORE COUNTY.
22. HIGHWAY (HIGHWAY WIDENING, STATE DRAINAGE & UTILITY EASEMENTS) SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO CO. NO THE DEVELOPER, HIS PERSONAL ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO CO. AT NO COST.
23. RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
24. THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68, BILL 56-82.
25. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO CO.
26. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
27. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPT. OF PUBLIC WORKS.
28. DATE OF C.R.G. APPROVAL: 6/17/87
29. OWNERSHIP REFERENCES: E.H. JR. 7120/0023
30. TAX ACCT. NO. 08-1700000008, 660917-00-005466, 5667
31. THE SITE IS LOCATED IN THE 34 COUNCILMANIC DISTRICT GENSUS TRACT 4000, SUBSEVERED 30
32. TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF PANHANDLE & STREET RIGHTS OF WAYS.

PETITIONER'S
EXHIBIT 1
PLAT OF
SECTION 4
IVY HILL

8TH ELEC. DISTRICT BALTIMORE CO., MD
SCALE: 1" = 100' JUNE 23, 1987

OWNER/DEVELOPER
CHAMARAL LIMITED PARTNERSHIP
599 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 666-3400

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

All records of the Maryland State Department of the Environment & Natural Resources are available for public inspection during business hours at the Department's office in the State House, Annapolis, Maryland. Any person wishing to inspect or copy records should be prepared with a valid photo ID and a fee of \$1.00 per page of copying.

"IVY HILL"
PLAT OF SECTION 5
CHAMARAL LIMITED PARTNERSHIP
7120 / 0023

APPROVED, OFFICE OF PLANNING AND ZONING
7/1/87
DATE: 7/1/87
DIRECTOR

APPROVED, DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
7/1/87
DATE: 7/1/87
DIRECTOR

NOTE:
STREETS and/or ROADS shown herein and mentioned therein are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the lands thereof is expressly reserved in the grant of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to by the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:
X 2785 NG7,633.65 W 16,630.70
X 2786 NG7,453.54 W 16,750.10

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (c) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH IN SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (c) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

REGISTERED LAND SURVEYOR: No. 2163
DATE: 7/1/87

COMPUTED: C.F. DRAWN: C.B. CHECKED: T.J. 21 10-00-0000